



AVAILABLE FOR SALE

Cade Bogan

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HIGHWAY 44,
GONZALES, LA 70737



5500 Bankers Avenue, Baton Rouge, LA 70808
tel: 225.237.3343

Vacant Land - 3 Acres

Highway 44, Gonzales, LA 70737

COMPLETE HIGHLIGHTS



Location Information

Street Address	Highway 44
City, State, Zip	Gonzales, LA 70737
County	Ascension
Market	Baton Rouge MSA

Property Highlights

- Sale Price: \$2,000,000 (\$15.30/SF)
- 3 acres of land
- 400' of frontage on Highway 44
- Less than a mile South of Interstate 10
- 163 residential lots in the Oak Lake Subdivision (DR Horton), located adjacent to the Subject Property.
- Conway Plantation, a mixed-use development, will consist of approximately 950 residences. Currently being developed. Located directly across the street from the Subject Property.
- Pelican Point Golf & Country Club, an 800 acre, 989 lot subdivision community located less than a mile south of the Subject Property.
- Riverton Subdivision, a 780-home development currently under construction, located less than 3 miles southwest of the Subject Property.
- Subject property is located in a fast growing area of ascension parish. Located on Hwy 44 0.8 miles south of I-10 in immediate vicinity of large residential and mixed use developments. This site has a multitude of uses - medical office, retail and etc.

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AERIAL



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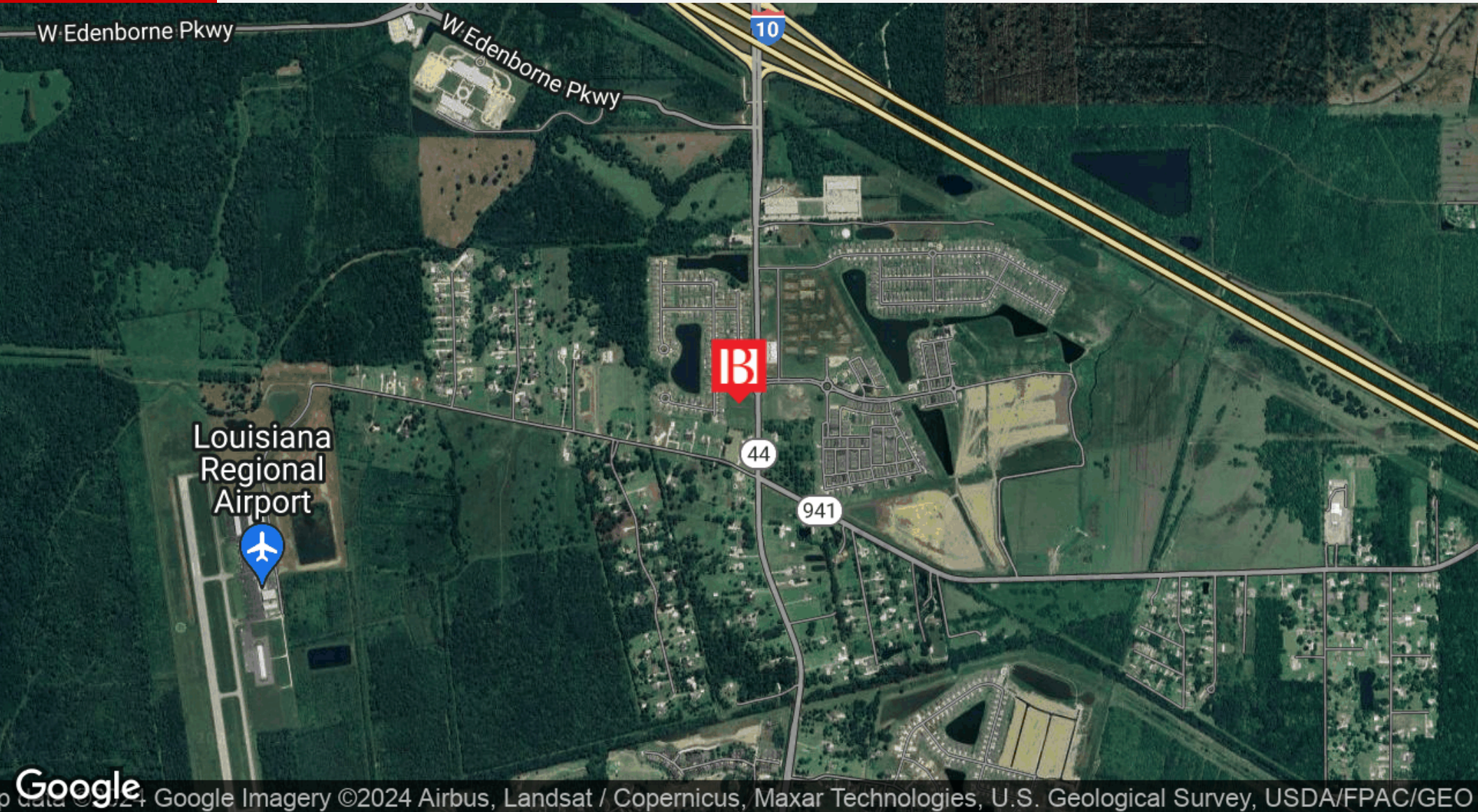
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LOCATION MAPS



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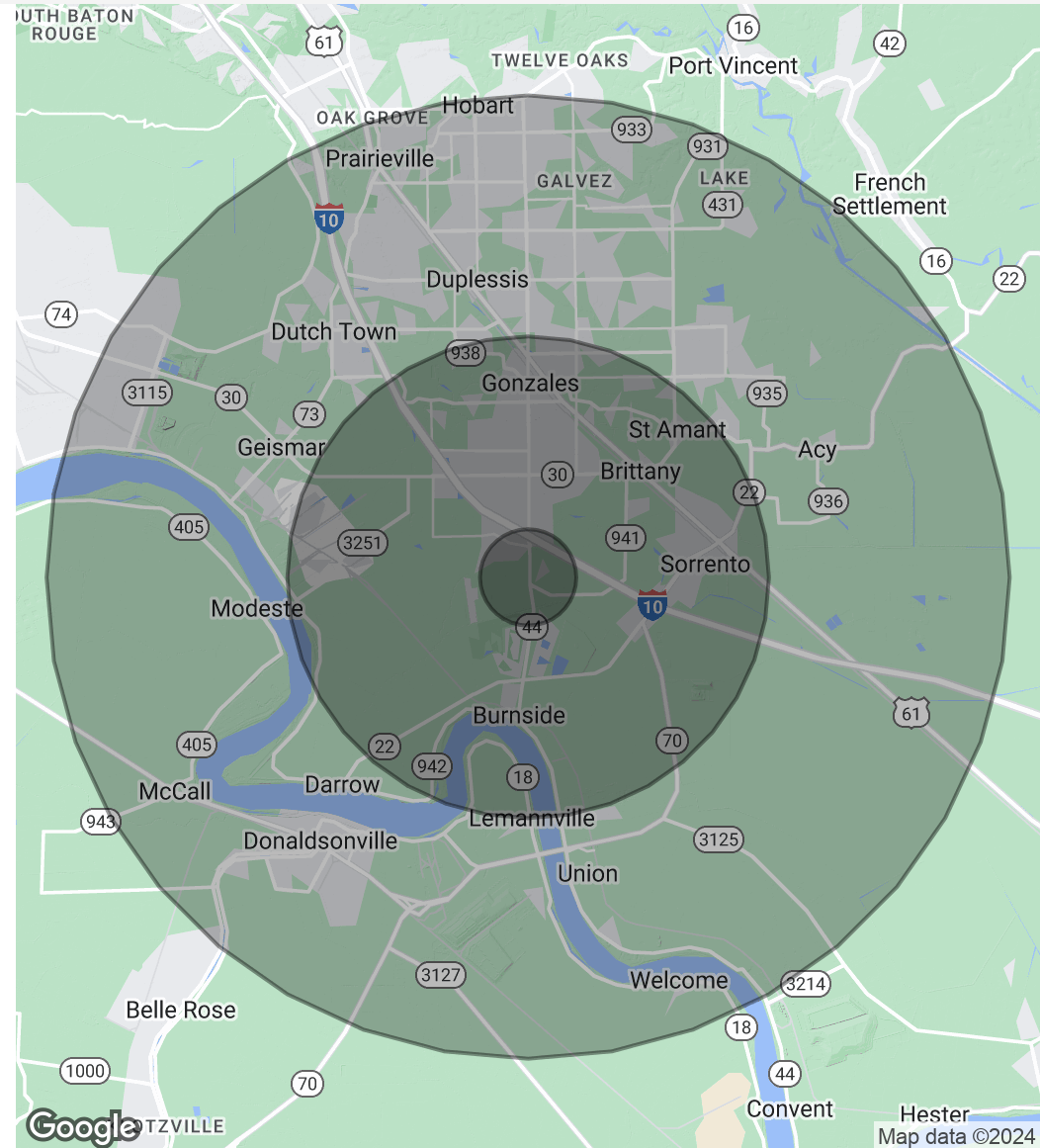
Highway 44, Gonzales, LA 70737

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,001	48,477	117,895
Average Age	34.3	34.0	34.4
Average Age (Male)	32.1	32.2	33.0
Average Age (Female)	37.3	35.9	35.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,109	17,283	41,363
# Of Persons Per HH	2.7	2.8	2.9
Average HH Income	\$62,596	\$71,643	\$79,116
Average House Value	\$156,503	\$162,601	\$175,982

* Demographic data derived from 2020 ACS - US Census



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